



BOARD OF COUNTY COMMISSIONERS

YELLOWSTONE COUNTY, MONTANA

Tuesday, June 28, 2016

SUBJECT: Zone Change #675 – 3415 Grand Avenue
THROUGH: Candi Millar, AICP, Planning Director
FROM: Nicole Cromwell, AICP, Zoning Coordinator

REQUEST – This is a zone change request from Agriculture-Open Space (A-1) to Community Commercial (CC), Neighborhood Commercial (NC), Residential Professional (RP), Public (P), Residential Multi-family-Restricted (RMF-R), Residential 5,000 (R-50), Residential 7,000 (R-70) and Residential 9,600 (R-96) on Tract 1A of C/S 3364, amended, a +/- 95 acre parcel of land. A pre-application neighborhood meeting was held on April 25, 2016 at Shiloh United Methodist Church, 1810 Shiloh Road. The Zoning Commission conducted a public hearing on June 13, 2016, and is forwarding a recommendation of approval on a 3-0 vote.

APPLICATION DATA

OWNER: KZ Bar Limited Partnership, Roy Zimmerman
AGENT: Sanderson Stewart, Dennis Randall, P.E.
LEGAL DESCRIPTION: C/S 3364, Tract 1A
ADDRESS: 3415 Grand Avenue
CURRENT ZONING: A-1
EXISTING LAND USE: Agricultural land and single family dwelling
PROPOSED USE: Mixture of residential use, commercial uses and park land
SIZE OF PARCEL: ~95 acres

APPLICABLE ZONING HISTORY

Subject Property – The subject property has been zoned A-1 since zoning was adopted by the County in November 1973. One parcel was subdivided from the original acreage and sold for annexation and development within the City. The zoning on this smaller parcel was changed from A-1 to Residential Professional (RP) in 2010, and a children's medical clinic was constructed.

Surrounding Properties – In 1983, the westward expansion of the City along Grand Avenue proceeded with the first property west of Rehberg Lane, the Judd Center Subdivision, being annexed. The 48-acre property was annexed in August 1983 and then submitted a successful zone change from A-1 to CC, RMF-R and R-50 approved in October 1983. The development of the Albertsons, Billings Hardware, the banks, and restaurants immediately followed. Circle Fifty Subdivision to the west at Shiloh Road and Grand Avenue followed in 1984 with an annexation of 152 acres of land and a zone change to CC, RMF-R, R-70 and R-96. Britannia Subdivision, about 15 acres at Golden Boulevard and Grand Avenue, was annexed and zoned RP, RMF-R, R-80 and R-96 in 1994. In 1998, a zone change was approved for Autumn Subdivision from R-96 to R-80 and the Wyndham Subdivision from R-96 to R-80 in 2001. In 2006, the 40-acre Hancock Grand Subdivision at 38th St West and Grand Avenue was annexed and zoning change from A-1 to CC, RP, R-70 and R-96. Planning staff recommended denial of the additional CC zoning over concerns with "stripping" out CC zoning along the entire length of Grand Avenue. Also in 2006, the E.D. King Subdivision at Zimmerman Trail and

Grand Avenue was annexed and approved for 4 acres of CC zoning. The Walgreen's, Ace Hardware, and now Christian Brothers Auto service center have been built on the property. In 2007, the lots north of the original E.D. King Subdivision were approved for CC and RP zoning. In 2008, the Cardwell Ranch Subdivision, a 46-acre property south of Grand at Zimmerman Trail was annexed and a Planned Development zone change approved to allow CC zoning and RMF-R zoning for this property. Frontier Cancer Center was been constructed and a new City Brew/City Vineyard is planned for another lot in the subdivision.

CONCURRENT APPLICATIONS

None

SURROUNDING LAND USE & ZONING

NORTH: Zoning: R-96 & R-60-R
Land Use: Single family homes

SOUTH: Zoning: A-1 & PD-CC (Cardwell Ranch)
Land Use: Agricultural land, undeveloped commercial land, Peter Yegen Golf Course

EAST: Zoning: R-80, RP & CC
Land Use: Single family homes, medical clinic, offices, King's Ace Hardware, Christian Brothers Auto and Walgreen's

WEST: Zoning: A-1, R-96, R-70
Land Use: Yellowstone Valley Memorial Park (cemetery), agricultural land and single family and two-family homes

REASONS

This is a County application in preparation for the annexation, subdivision, and development of property within the City limits. The proposed zoning for the 95-acre property includes 32.5 acres of CC zoning, 6.4 acres of NC, 13.4 acres of RP, 14 acres of RMF-R, 9.1 acres of R-50, 4.8 acres of R-70, 3.2 acres of Public zoning (for a central park area) and about 8.1 acres of R-96 zoning. Approximately 10 years ago, KZ Bar Limited Partnership began marketing the property to interested buyers for development of new residential neighborhoods, commercial developments and offices. In 2010, the owner sold a 1.5 acre parcel of land for the development of a children's clinic at Avenue E and Zimmerman Trail. The County approved the RP zone, and the City annexed the small property with the understanding the remaining acreage would have a coherent land use and annexation plan before additional land could be zoned and annexed to the City. Development plans for a property of this size need to ensure there are sufficient transportation connections to the existing City transportation system, and the proposed land uses and zoning are as compatible as possible with existing City neighborhoods.

The proposed zoning of the property includes commercial and residential zones centered along future street alignments. The street alignments make connections from the north, south, east and west so any new development will be integrated into the existing transportation system. The proposal for 32.5 acres of CC zoning from Avenue E south along Zimmerman Trail and then along the entire property frontage on Grand Avenue is a concern. In 2001, and then again in 2006, the City and County engaged in area planning for Billings West End. Both plans; the West Billings Neighborhood Plan and the Northwest Shiloh Area Plan, emphasize the need to contain intense commercial development around existing and proposed arterial street intersections or "nodes". The 2001 West Billings Plan preferred a maximum distance of 1,500 feet from an arterial intersection for intense commercial uses. The proposed distance from the intersection of Grand Avenue and Zimmerman Trail to the west is compliant with this guideline. The linear distance both west on Grand Avenue and north of Zimmerman Trail is 1,200 feet.

The West Billings Plan also recommended the other areas fronting arterial streets be zoned for professional office uses and for higher density multi-family dwellings. Limiting intense commercial uses to intersections and nodes helps alleviate traffic congestion through limiting drive approaches along arterial streets, concentrating more intense uses where traffic control is or will be in place, and providing community services where people are more likely to be traveling. Community Commercial zones are intended to serve a larger area than a neighborhood and allow a wide variety of uses and special review uses such as bars and casinos. The West Billings Plan indicated a maximum node area for intense commercial uses should be 20 to 30 acres in total - with equal or nearly equal shares of the commercial uses on each corner of the node. At the intersection of Grand and Zimmerman Trail, this would be 5 to 7 acres on each corner. Each corner could support additional acres if necessary to accommodate a specific development. Over-zoning this commercial node will make a nearly continuous stretch of low density commercial uses along Grand Avenue from downtown to Shiloh Road. Arterial streets with continuous stretches of commercial zoning and uses make good urban design nearly impossible. We have examples of these poor land use decisions along Grand Avenue, Broadwater Avenue, Central Avenue, and Main Street. These arterial streets are crowded with drive approaches, poorly functioning intersections, increased vehicle crashes, and too much signage too close together to be effective for businesses. Access control on Grand Avenue along the frontage of this property will help to address some of the impacts of larger strips of commercial zoning along arterial streets.

The remaining mixture of zoning districts proposed with this zone change appear to consider the compatibility of internal developments as well as adjacent neighborhoods. The central park area, proposed as Public, will likely be a private park developed and maintained by an owner's association. The area is not large enough for a public park and does not appear to have area for a programmed active recreation area such as a playing field. The proposed 3.2-acre park also will not meet the minimum area for park dedication for a residential subdivision, especially if part of the areas zoned NC or CC are developed for multi-family uses, so park land requirements will be further evaluated at time of subdivision.

Grand Avenue and Zimmerman Trail are both principal arterial streets that can carry many 1,000's of vehicle trips per day. At this intersection, Grand Avenue and Zimmerman Trail each carry about 15,000 vehicle trips per day. Grand Avenue west of Zimmerman Trail is currently closed for a complete reconstruction and installation of additional intersection traffic control from Zimmerman Trail to Shiloh Road. There will be 2 traffic roundabouts installed - one for this property and another at 38th St West and Grand Avenue. Full development of this 95-acre property will add many more vehicle trips to Zimmerman Trail and Grand Avenue. A full analysis of these impacts would come as part of a future subdivision. A rough estimate of the new vehicle trips from the residentially zoned areas (at full build out) would add about 4,300 new vehicle trips per day to the surrounding street network.

The Planning Division reviewed the application and recommended approval to the Zoning Commission based on the findings of the 11 criteria for zone changes. The Zoning Commission concurred with this recommendation and findings. Although there is concern that the proposed CC zone is too large for this corner, the recommendation is to approve the proposed zone change. The Planning staff supported the Cardwell Ranch PD with the underlying zoning of CC south of the subject property due to the limitations imposed on allowed uses and the increased design requirements for buildings and sites in the Planned Development document. For example, the Cardwell Ranch PD does not allow any casinos or gaming establishments, warehouses, lumber yards, auto sales, vehicle repair shops, pawn shops, title loan shops, equipment rental shops, contractor

storage yards or similar uses in the CC zone. In addition, the building and site design criteria and requirements are rigorous and go beyond the minimum standards imposed by the zoning and site development codes normally applied to commercial developments throughout the City. The proposed zoning is internally compatible and is compatible with adjacent neighborhoods and zoning. As property is sold, annexed and subdivided, improvements will be made to expand infrastructure, connect to the City's transportation network, and ensure health, safety and general welfare of the surrounding area.

RECOMMENDATION

The Zoning Commission voted 3-0 to recommend approval and adoption of the findings of the 11 criteria for Zone Change #675.

ZONING COMMISSION PUBLIC HEARING AND DISCUSSION

The Zoning Commission conducted a public hearing on this application on June 13, 2016, and received the staff recommendation. The applicant's agent, Dennis Randall of Sanderson Stewart, testified in favor of the application. Lew Morris of 3385 Avenue F, Ed Janca of 1824 Hampton Place, Beth Walter of 3740 Corbin Drive, Lisa Lannen of 1845 Tiburon Lane, Betty Hinrichs of 1815 Tiburon Lane and Paul Before of 3630 Corbin Drive provided testimony with concerns about building height in the proposed RMF-R zoning district and the other residential zoning districts as well as traffic volume on Colton Boulevard. Lyle Zimmerman also provided testimony in favor of the application.

Mr. Randall, explained the process the Zimmerman family has taken to arrive at the proposed zoning plan for the property. He stated the family had recently completed negotiations to provide right of way for both Colton Boulevard and Grand Avenue and both projects are either completed or will be completed soon. He stated the plan was sensitive to the surrounding neighborhoods and zoning and those areas were zoned in identical or similar zones to what is adjacent. He stated the family intends to sell to one or more development entities and they will ensure any new development is done in an attractive manner so it becomes a good addition to the City. He stated the CC zoning is concentrated at the corner as are the other properties at the intersection of Grand and Zimmerman Trail. He stated the original proposal presented at the neighborhood meeting was for RMF zoning in the center. After concerns about the unlimited building height and density in the RMF zone, the RMF-R zone was proposed in the application. The RMF-R building height is 40 feet and the remaining residential zones are 34 feet. All residential zones in the County and City are set at either 34 feet or 40 feet. He stated many homes in the area were built as single story or story-and-a-half heights. He stated it is likely similar homes and dwellings will be built in this development. He stated there is no specific development plan at this time for the property nor is there a buyer.

Several surrounding property owners, as noted above, provided testimony on their concerns with building height in the RMF-R zone, the traffic speed and volume on the newly completed Colton Boulevard and places where the zoning proposed does not identically match the adjacent zoning.

Lyle Zimmerman provided testimony to answer the concerns of the neighbors. He stated the property is historically significant to the family and they have a vested interest in assuring any development is done with these concerns in mind. Mr. Randall stated the building height in the adjacent residential zones is the same as the proposed zoning districts except for the RMF-R. He stated the RMF-R zone is not directly adjacent to any existing development and the natural slope of the land – highest at the north and lowest at Grand Avenue – will ameliorate any 2 or 3 story buildings developed in the RMF-R zone.

Chair Dennis Cook closed the public hearing. Member Troy Boucher made a motion to recommend approval to the County Commissioners and it was seconded by member Ryan Wittman. The motion carried with a 3-0 vote.

PROPOSED COUNTY COMMISSION DETERMINATIONS

The Board of County Commissioners, prior to any recommendation, shall consider the following:

1. *Is the new zoning designed in accordance with the Yellowstone County and City of Billings 2008 Growth Policy?*

The proposed zoning does comply in part with the following goals of the Yellowstone County and City of Billings 2008 Growth Policy and area plans:

- Goal: Predictable land use decision that are consistent with neighborhood character and preferred land use patterns identified in the growth policy. (Land Use Element, page 6).

This zone change would allow for an overall zoning plan that matches the proposed street layout and connections to the adjacent street network. The zoning adjacent to existing neighborhoods to the west and north is compatible. The proposed zoning area of 32.5 acres at Zimmerman and Grand Avenue is much larger than what is intended by the adopted West Billings Neighborhood Plan but is similar to zoning to the east across Zimmerman Trail and south across Grand Avenue.

In 2001, and then again in 2006, the City and County engaged in area planning for Billings West End. Both plans; the West Billings Neighborhood Plan and the Northwest Shiloh Area Plan, emphasize the need to contain intense commercial development around existing and proposed arterial street intersections or "nodes". The 2001 West Billings Plan preferred a maximum distance of 1,500 feet from an arterial intersection for intense commercial uses. The proposed distance from the intersection of Grand Avenue and Zimmerman Trail to the west is compliant with this guideline but the overall size of the CC zoning on the subject property is considerably larger than what was recommended for nodal development.

The proposed 13.4 acres of RP zoning north of Avenue E up to Colton Boulevard may be compatible depending on the future sales and development of this area.

- Goal: New developments that sensitive to and compatible with the character of adjacent development. (Land Use Element Goal, page 6).

This property is directly east of properties zoned R-80, RP and CC. To the north is a mature neighborhood of R-96. To the west is a combination of R-96, R-70, and A-1 zoning. The area will have a more diverse zoning plan internally than similar properties annexed, zoned and developed in the past 30 years.

2. *Is the new zoning designed to secure from fire and other danger?*

The subject property is currently served by the Billings Urban Fire Service Area (BUFSA). The nearest fire station is located at 17th St West and Parkhill Drive, Station #3, about 2.4 driving miles to the east. If the property is annexed, BUFSA will assess fees for the portion of the property remaining in the County with structures. The annexed property will be served by the City Billings Fire Department. The existing and proposed zoning requires building

separations, setbacks, and height limits that should provide security from fire or other public safety emergencies.

3. *Will the new zoning facilitate the provision of transportation, water, sewerage, schools, parks and other public requirements?*

Transportation: The new zoning will increase traffic on the adjacent city street network. Assessment of specific traffic impacts and mitigation requirements will be done at the time of subdivision, annexation and development of the property. It is likely the residentially zoned land will add at least 4,300 new vehicle trips per day.

Water and Sewerage: The subject properties are served by domestic water wells and septic systems. The property intended for development will be annexed and city water and sewer will be provided at that time. There are adjacent city water, sewer and storm sewer lines in Zimmerman Trail, Colton Boulevard and Grand Avenue. Extension of these service lines will be determined by the City Engineer and the time of annexation and development.

Schools and Parks: The proposed zoning may impact the student population when the residential areas are developed. The elementary school districts have capacity issues at this time. Will James Middle School will have capacity when the Ben Steele Middle School is completed. West High School has capacity issues that may be resolved in the future.

Fire and Police: The subject property is serviced by BUFSA and the Yellowstone County Sheriff's Department. Development is likely to occur within the city limits. This property can be accommodated.

4. *Will the new zoning promote health and general welfare?*

The new zoning will allow development of property that is adjacent to existing urban and suburban density residential uses and commercial uses. New residential development similar in nature to existing development tends to increase property value for surrounding owners. The intended commercial uses along Grand Avenue and Zimmerman Trail may or may not promote the health and general welfare. The CC zone has a wide range of allowed uses from personal mini-storage warehousing to bars, casinos, convenience stores, vehicle service business, auto sales and service, as well as large retailers.

5. *Will the new zoning provide adequate light and air?*

The proposed zoning would require minimum setbacks, maximum building heights and maximum lot coverage. These requirements should allow adequate light and air to reach the subject property and adjacent properties.

6. *Will the new zoning effect motorized and non-motorized transportation?*

The proposed zoning itself will not generate more traffic on any of the adjacent streets. Development of the property by annexation and subdivision should allow the surrounding street network to absorb the additional vehicle traffic. Traffic impact analysis will be required to ensure the development can be accommodated and mitigation of impacts completed. The frontage along Zimmerman Trail has a boulevard sidewalk in place. It appears boulevard sidewalk will be installed along Grand Avenue as part of the street improvement project. Colton Boulevard west of Zimmerman Trail has also been improved to a full street width. The interior streets will be developed to city standards with curb, gutter, boulevard sidewalks as well as parking lanes on both sides of the street.

If the internal streets are developed for all users, it will accommodate all modes of transportation.

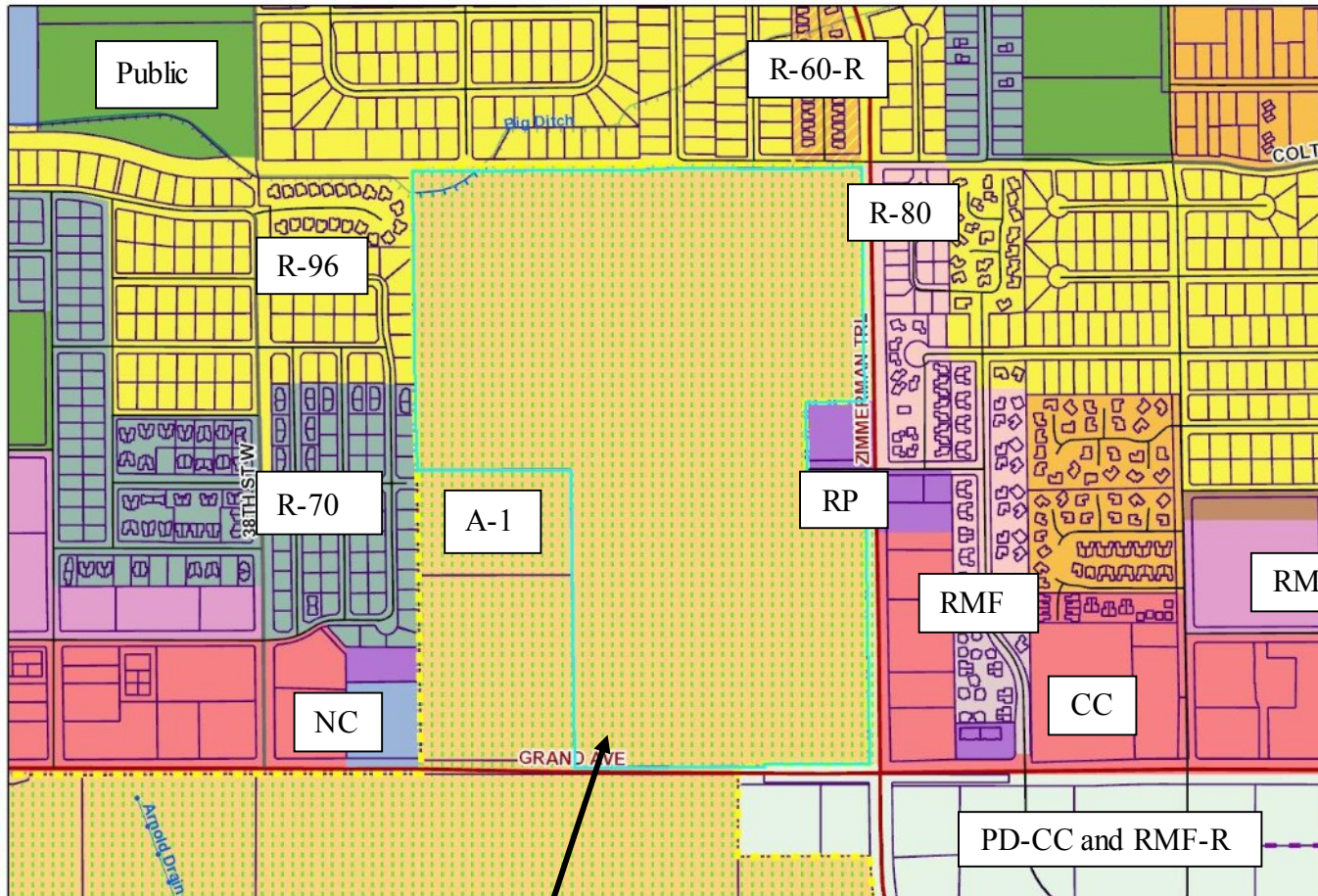
7. Will the new zoning be compatible with urban growth in the vicinity?
The proposed zoning is compatible with the adjacent zoning and developments. As the proposed zoning is similar or identical to adjacent zoning it should be compatible with urban development.
8. Does the new zoning consider the character of the district and the suitability of the property for particular uses?
The subject property is in an area that is a mix of urban, suburban and rural land uses. It is expected that agricultural uses will continue on parcels not annexed to the city and developed. The property is suitable for most of the particular uses allowed within the various zoning districts. The proposal for 32.5 acres of CC zoning from Avenue E south along Zimmerman Trail and then along the entire property frontage on Grand Avenue is a concern as it promotes linear commercial development along arterial streets that can negatively affect access and pedestrian and vehicle circulation and safety.
9. Will the new zoning conserve the value of buildings?
The new zoning will allow the annexation, subdivision and development of the property within the city limits. There is an existing homestead on the property and the home will be conforming under the proposed zoning.
10. Will the new zoning encourage the most appropriate use of land in Yellowstone County? The property is suitable for the uses allowed in the residential zoning districts and most of the uses allowed in the proposed commercial zoning districts. CC zoning does allow casinos or gaming establishments, warehouses, lumber yards, auto sales, vehicle repair shops, pawn shops, title loan shops, equipment rental shops, contractor storage yards, and other similar uses that may or may not fit in the neighborhood.
11. Will the new zoning be as compatible as possible with adjacent zoning in the City of Billings?
The proposed zoning is adjacent to the city limits. The proposed zoning is identical or similar to all of the adjacent zoning within the City limits.

Attachment: Zoning Map and Site Photographs

Attachment: Applicant Letter & Pre-application neighborhood meeting minutes

Zoning Map and Site Photos – Zone Change 675

Zone Change 675 - 3415 Grand Ave



Subject Property
Existing Zoning = A-1
Proposed Zoning = CC, NC, RP, RMF-R,
R-50, R-70 & R-96

County ZC 675 - 3415 Grand Ave





View south and west from Zimmerman Trail \



View west from Zimmerman Trail



View south along Zimmerman Trail



View south and east across Zimmerman Trail



View east across Zimmerman Trail at Avenue E



View north along Zimmerman Trail



View north on Zimmerman to Colton Boulevard



View north and west to Colton Boulevard



View south and west to Yellowstone Valley Memorial Park (cemetery)



View south and west to homestead at 3415 Grand Avenue

Application and pre-app meeting – Zone Change 675

APPLICATION FORM

COUNTY ZONE CHANGE

County Zone Change # 675 - Project # PZ-16-0082

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings-Yellowstone County Unified Zoning Regulations.

Present Zoning: Agricultural Open

Proposed Zoning: Mixed use including CC, NC, RP, R5000, R-7000, R-9600, RMFR and Public

Tax ID # D04784 County Commissioner District # 3

Legal Description of Property: Tract 1A, COS 3364 Amended

Address or General Location (If unknown, contact County Public Works): 3415 Grand Avenue

Size of Parcel (Area & Dimensions): Approximately 95 Acres

Present Land-Use: Agricultural / single family home

Proposed Land-Use: Mixed use development

Covenants or Deed Restrictions on Property: Yes _____ No X
If yes, please attach to application

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): KZ Bar Limited Partnership

(Recorded Owner)

3415 Grand Avenue, Billings, MT 59102

(Address)

Attn: Roy Zimmerman (406) 855-6804

(Phone Number)

Agent(s): Sanderson Stewart Attn: Dennis Randall

(Name)

1300 North Transtech Way, Billings, MT 59102

(Address)

(406) 656-5255

(Phone Number)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

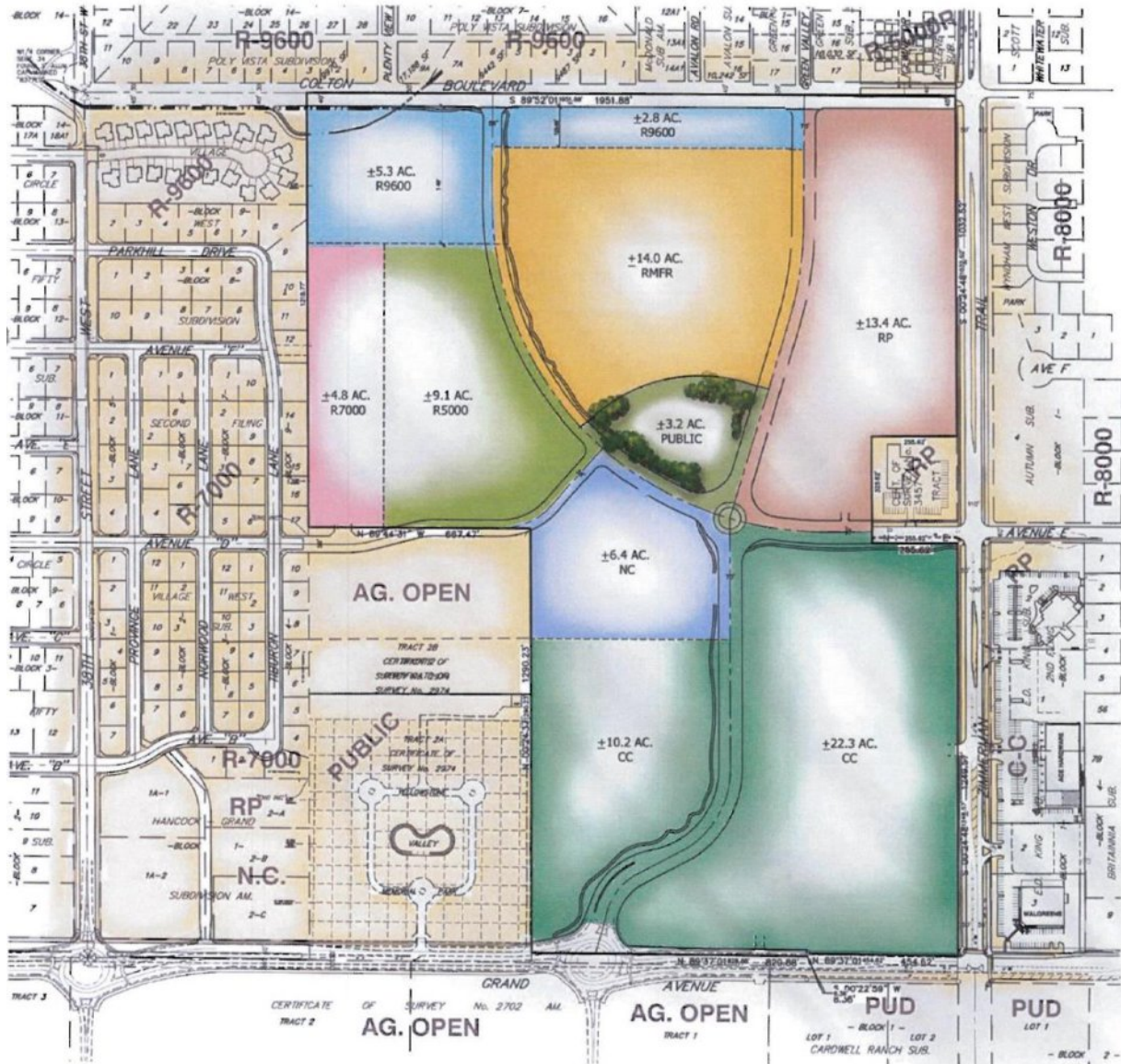
Signature: Roy Zimmerman General Partner

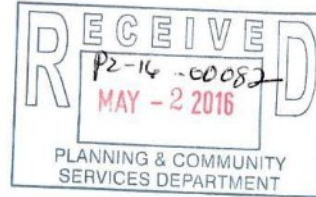
Signature: GEN: PTR

(Recorded Owner)

Date: 4/29/16

Date: 4/29/16





May 2, 2016

Ms. Nicole Cromwell
City of Billings Planning Department
2825 3rd Avenue North, 4th Floor
Billings, MT 59101

Reference: County Zone change application – Tract 1A, COS 3346

Dear Nicole:

Attached is the zone change application for the Zimmerman property.

I would like to point out one key change that has been made to the proposed zoning from what was presented at the neighborhood meeting held on April 25, 2016.

At the neighborhood meeting several attendees expressed concern with the RMF zoning, and specifically the possible building heights that might be constructed within the Residential Multi-Family Zone.

The Zimmerman family considered the comments made at the meeting and have elected to revise the proposed zoning to RMFR, which has a maximum height restriction of 40-feet as well as a reduced allowable density. That revision is reflected on the exhibit included in this application.

If you have any questions, or need anything else from the applicant or myself, please let me know at 406/656-5255.

Sincerely

Dennis Randall, P.E., L.S.
Vice President

DDR/cas

Enc.

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Tract 1A, COS 3364 Amended
ZONE CHANGE APPLICATION FROM AGRICULTURAL OPEN
TO A MIXED USE ZONING

Statement of Proposal

The owner, KZ Bar Limited Partnership is seeking a zone change for the property. The property is located at 3415 Grand Avenue. The site is approximately 95 acres.

The existing zoning is Agricultural Open. The applicant is requesting a zone change to a mixed use zoning, including CC, NC, R-5000, R-7000, R-9600, RMFR, RP, and public. The applicant's intent is to plan a mixed use development and position the property for sale, annexation and future development.

Accompanying Responses to Questions in Zoning Application Form

1A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

LAND USE ELEMENT

Goal 1. Predictable land use decisions that are consistent with neighborhood character and land use patterns.

The adjacent properties include a mix of zoning and uses. To the west and north is residential R7 and R-96 zoning. To the east is a mix of residential and Community Commercial zoning. To the south is PUD, including mixed use commercial and residential. The proposed zoning and use would be consistent with types of businesses and existing residential uses that currently exist.

Goal 2. Contiguous development focused in and around existing population centers separated by open space.

The development would be infill development. All surrounding properties, with the exception of a portion of the property to the south is within the city of Billings and has been developed. City infrastructure surrounds the property. Development will make use of city resources in a cost effective manner.

Goal 3. Affordable housing for all income levels dispersed throughout the City and County.

The proposed zoning will provide for a number of housing types, all within walkable distances to schools and neighborhood retail services. The development would provide rental and ownership housing options for the diverse workforce.

**NEIGHBORHOOD MEETING
ATTENDANCE SIGN-IN SHEET**

Date: April 25, 2016

Time: 6:00pm

Project No.: 05058.02

Project: 3415 Grand Avenue Proposed Zone Change

Meeting Location: Shiloh United Methodist Church - 1810 Shiloh Road, Billings, MT 59106

Name (Please Print)	Phone Number	Email Address
EDWARD JANCA	(406) 652-1217	EJANCA@YAHOO.COM
ED MONSON	656-8102	SMONSON@ADL.COM
FRANCIS LEW MORRIS	656-1784	FLM@AOL.COM
Ray Phyllis Bergeron	656-4393	RCBERON@BRESNAN.NET
Shirley Kinski	690-1741	SKinski@KinbsArchHardware.com
PAUL & TAM BEFFER	656-7745	natesmom1120@gmail.com
Beth Walter	406-860-2442	KBWalt@NSJ.com
Greg & Debbie Wood	406-855-5346	dng.wood@gmail.com
Charlie Yegen	406-252-0143	Chae@pyper.com
Cheryl Cormier	656-4970	jvcmt@yahoo.com
DIANE NELSON	256-0690	wdne/son@g.com
Jeff & Abby Carroll	208-5355	jeffabbyben@bcsn.net
Tim & Lisa Carner	(617) 295-7995	lisa.lanney@gmail.com

Meeting Location: Shiloh United Methodist Church - 1810 Shiloh Road, Billings, MT 59106

[illegible]



MEETING MINUTES

PROJECT: Tract 1A, Certificate of Survey 3364 - Proposed Zone Change			
Project No: 05058.02			
Meeting Location: Shiloh United Methodist church – 1810 Shiloh Road		Meeting Date: 04/25/16 6:00 PM	
Meeting Subject: Neighborhood meeting		Prepared by: Dennis Randall	
Attending:	See attached sign-in		
Date of Issue: 4/26/16			

Minutes:

Don Zimmerman, Lyle Zimmerman, Roy Zimmerman and Dennis Randall moderated the meeting;

- Don Zimmerman gave a brief summary of the family history and land history
- Lyle Zimmerman gave a summary of the Family's intent relative to development or sale of the property
- Dennis gave a summary of the difference between the various proposed land use zones
- Dennis gave a summary of the Zoning process and the tentative hearing dates.

Summary of primary questions or concerns with the zone change:

- The majority of the concerns expressed with the attendees was with the RMF zoning, concerns were mostly relative to the lack of height restrictions in the RMF zone, also concerns with the possibility of low cost rental units and the type of tenants that might occupy rental units. Several of the attendees asked the applicant if they would consider height restrictions in the RMF zone, either through an alternative zone or covenants. *
- One attendee was concerned with the R-7000 on the west side, as a portion of proposed R-7000 backs up to some existing R-9600 in Village West.
- One attendee expressed concern with the connection shown to Green Valley Drive north of Colton.
- We had some discussion on the possibility of an SID, associated with the proposed development that could impact existing homes. Dennis explained SID policy and that there was minimal risk.
- Some discussion on Traffic concerns, and how existing intersections might function. Dennis explained the requirement for a TIS in conjunction with the platting and / or annexation.

Meeting was adjourned at approximately 7:20 P.M.

*Based on the input received at the neighborhood meeting regarding the concerns with the RMF zone, and possible building heights, the applicant has elected to revise the application, changing the RMF zone to RMFR.